APPLICATION NO:

TL/2001/3280

LOCATION:
Great Lea Farm Great Lea, Three Mile Cross Reading.

APPLICANT:
Bt Cellnet C/O Crown Castle UK Ltd

PROPOSAL:
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

EARLIEST DATE FOR DECISION: **03/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/03/2001

CASE OFFICER: **Elaine Connor**

APPROVED

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 16 March, 2001
My ref: EC/TL/2001/3280
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr Hawks
Crown Castle UK Ltd
The Lodge
18-21 Church Gate
Thatcham
Newbury
RG19 3PN

Dear Mr Hawks

RE: PROPOSED 15M COLUMN MAST SUPPORTING UP TO 6 RADIO ANTENNAE AND 2 DISH ANTENNAE WITH ANCILLARY EQUIPMENT HOUSING, AT GREAT LEA FARM, GREAT LEA, SPENCERS WOOD

I write further to my fax of 8th March 2001 requesting prior approval of the above scheme.

I write to advise that the Council GRANTS prior approval for the erection of a 15m column mast supporting up to 6 radio antennae and 2 dish antennae with ancillary equipment housing, at Great Lea Farm, Great Lea, Three Mile Cross, subject to the conditions set down in the Town and Country Planning (General Permitted Development) Order 1995 and as amended in 1999.

I hope this information is of assistance to you

Yours sincerely

JOHN MITCHELL
Development Control Manager

CROWN CASTLE INTERNATIONAL

Crown Castle UK Ltd
The Lodge
18-21 Church Gate
Thatcham
Newbury
RG19 3PN

Tel: 01635 866488
Fax: 01635 866471
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Our ref: NH/17091

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2.2.2001.

1 February 2001

The Chief Development Control Officer
Wokingham District Council
Planning Department
Council Offices
PO Box 157
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam,

re: **Proposed BT CELLNET Telecommunications Installation – Great Lea Farm, Three Mile Cross, Nr Reading, Berkshire.**

We refer to the prior consultation in connection with the above between our Mr Hawkes and Mr Thorpe of your department. The proposals are now finalised, reflecting so far as is practicable the guidance offered.

Thus, on behalf of BT Cellnet we submit herewith an application for a determination as to whether prior approval on detailed siting and appearance is required. This application is made under Part 24 of the Town & Country Planning (General Permitted Development) Order 1995, as amended, together with the requisite notice under the Company's licence. We accordingly enclose the following:

i. Licence Notice of intention to install telecommunication apparatus.

ii. Additional information as required under the DoE Code of Best Practice.

iii. Drawing nos. P/17091/GEN/001, P/17091/GEN/002A &P17091/GEN/003A.

iv. A cheque in the sum of £35 in respect of the appropriate fee.

v. A statement on health and safety.

vi. A background paper on The Benefits of Modern Communications.

vii. A background paper on How the System Works.

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The Development Proposed

A 15m column mast supporting up to 6 No radio antennae and 2 No dish antennae with associated brackets and feeder cabling, with ancillary equipment housing not exceeding 90 cubic meters located at ground level.

In addition to the information required or advised under the legislation and the Code of Best Practice, the following is set out to help your consideration of the application.

The Scope of Determination

The permitted development rights exist to facilitate the establishment of modern communications, judged by successive governments to be important to a modern economy and in attaining sustainable objectives. An illustration of the benefits is set out in the background document.

The permitted development granted for ground based masts is similar to the grant of outline planning permission, details on precise siting and appearance being reserved. PPG8 - *Telecommunications* is accordingly clear that permitted development rights should not generally be withdrawn (paragraph 19). Moreover, it indicates authorities should rarely use the power to refuse details on siting and appearance, as they should be reserved for when there is a serious risk to amenity (paragraph 22).

As a matter of principle, the permitted development rights are therefore intended to apply widely even in locations otherwise subject to general or specific policies of restraint, for example, in the Green Belt. It is therefore inappropriate to try and determine the principle of the development proposed as this is already permitted. In similar fashion, it would be wrong to refuse an application for the approval of details under an outline planning permission, if that refusal sought effectively to refuse the scheme as a whole.

Against that background, the detailed siting and appearance of the development proposed is reviewed in the context of current guidance, including the development plan and with reference to the operational constraints faced by BT Cellnet and the attempts to accommodate the particular requirement. To assist the background document explains how the cellular system works.

A Public Service

Following privatisation in the telecommunications sector in 1984, BT Cellnet was one of two operators that was granted a licence to provide analogue mobile telecommunications services to the public. This was only capable of voice communications.

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In the early 1990s, BT Cellnet was also granted a second-generation licence to provide digital mobile telecommunications services to the public. This provides both voice and some data capacity, including limited Internet access. At present, this is the principal system used by the public.

As the third generation network is developed, this site will form part of that separate network.

Since the second-generation services were launched in the mid-1990s, the growth in customer numbers and usage has been exponential. At the beginning of 1999, there were around 12 million subscribers to the mobile networks. At the end of that year, this figure had doubled to about 24 million. That figure currently approaches 35 million, which now exceeds the number of fixed lines. Research carried out on behalf of Oftel earlier this year found about 65% of all households have mobile phone subscribers, with 5% of all households having no fixed line, relying entirely on mobile communications. Research also recently published by Oftel reveals the large dependency on mobile communications by small and medium-sized firms.

In addition to ever-increasing customer numbers, usage also continues to grow as the range of services offers expands and call costs come down. Usage on mobile phones overtook usage by fixed line calls last year and so in terms of both customer numbers and usage mobile telephony is now the principal means of telecommunications in the UK.

This trend is forecast to continue, particularly with the new third generation services, which have yet to be launched. The Government granted earlier this year five licences to operators, including BT Cellnet to build networks for these third generation services. They will have far greater capacity and be able to handle high volumes of data and for the first time visual media. The services will therefore fuse voice telephony, data communications and visual media. BT Cellnet is beginning to roll out its third generation network and when the systems are launched they will facilitate further significant changes to our domestic and working lifestyles.

The BT Cellnet Requirement

BT Cellnet has a requirement for an installation to create a new cell as part of its current second-generation national network in the area. In particular, it is seeking to provide additional capacity and coverage over Three Mile Cross and the surrounding road network.

As the third generation network develops, this site will be incorporated into that separate network.

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Background to this Application

You will be aware from the prior consultation undertaken that this application was preceded by a proper attempt to accommodate the requirement so as minimise potential environmental impact.

In the absence of any written guidance we have progressed matters along the verbal guidelines provided by Mike Thorpe of your department and identified a location set in a tree line and as far as possible away from neighbouring residential properties. Hopefully the site will be offered good screening and as a result will not be overly obtrusive.

Investigation of any Existing Facilities or High Structures

In accordance with BT Cellnet's licence and planning policy proper consideration has been given to the possibility of using any existing facilities or high buildings. However, no such structures have been identified within the area of search and hence a justified requirement exists for a new installation.

In the prior consultation which took place, no other existing facilities or high buildings were drawn to our attention. BT Cellnet therefore has a justified requirement to develop a new site for an installation.

In searching for a new site, other operational considerations had to be taken into account in addition to the general siting requirements, for example, vehicular access, power supply and security. In addition, environmental constraints were given due consideration, such as development plan designations, proximity to other development and ways of using topography and natural screening.

National Planning Policy Considerations

Although the development proposed is permitted in principle, the planning policy framework provides helpful guidance to the detailed and limited matters, the subject of your Council's determination.

PPG8 - *Telecommunications,* clearly acknowledges the benefits of modern telecommunications, and seeks to encourage such development as being essential to a modern economy and contributing to sustainable objectives.

In view of this policy, authorities are advised in PPG8 to respond positively to proposals for telecommunications development and to understand the associated special problems and technical needs. That advice and the permitted development rights granted to facilitate the establishment of networks apply even in locations usually subject to policies of restraint.

PPG8 also emphasises the significance of national networks and the context of the proposed installation in this regard is explained above.

Against this background of encouragement, PPG8 also recognises the need to strike an appropriate balance between operational and environmental

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considerations. The process leading up to this notification has led to such a balance being struck in this case.

In the light of this information and the serious attempts to minimise environmental impact, we trust you can agree no serious risk to amenity would arise. Hence, we trust you can approve the detailed siting and appearance of the proposal, should a determination be made that such approval is required.

Future Sharing

We can confirm that if permitted the proposed structure will be available for mast or site sharing.

We trust all the supporting material submitted is of assistance, but if you have any queries, please do not hesitate to contact our Mr Hawkes.

Yours faithfully,

Crown Castle UK LTD

CROWN CASTLE UK LTD

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THIS SUPPLEMENTARY INFORMATION SUPPORTS AN APPLICATION FOR PRIOR APPROVAL DETERMINATION UNDER PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995, AS AMENDED IN RESPECT OF PERMITTED DEVELOPMENT BY A TELECOMMUNICATIONS CODE SYSTEM OPERATOR AS SPECIFIED IN THE **TELECOMMUNICATIONS PRIOR APPROVAL PROCEDURES CODE OF BEST PRACTICE. PART2.1.(ii)**

1. PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING AUTHORITY

(i) Licence notification i.e. pre rollout of network		Date	On going
Name of LPA contact	The Chief Development Control Officer		

(ii) On sites in specific cell(s)		Date	3 November 2000
Name of LPA contact	The Chief Development Control Officer & M Thorpe		

2A. NAME AND ADDRESS OF APPLICANT

Name	**BTCellnet**
Address	260 Bath Road, Slough
Postcode	SL1 4DX
Tel	01753 564000

2B. AGENT'S NAME, ADDRESS AND CONTACT

Name	**Crown Castle UK Ltd**
Address	The Lodge, 18-21 Churchgate, Thatcham, Berkshire
Postcode	RG14 3PN
Tel	01635 866488

2C. LOCATION OF PROPOSAL

Location	Great Lea Farm, Great Lea, Three Mile Cross, Nr Reading, Berkshire.

2D O.S. SHEET/GRID REFERENCE

Sheet and six figure grid reference of proposed development	
Sheet	Pathfinder 1188
Grid Reference	470745 167890

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Crown Castle UK Ltd
The Lodge
18-21 Church Gate
Thatcham
Newbury
RG19 3PN

Tel: 01635 866488
Fax: 01635 866471

www.crowncastle.com

TO: The Chief Development Control Officer, Wokingham District Council, Planning Department, Council Offices, PO Box 157 Wokingham, Berkshire, RG40 1WR.

NOTICE OF INTENTION TO INSTALL TELECOMMUNICATIONS APPARATUS PURSUANT TO THE LICENCE GRANTED TO BTCELLNET UNDER SECTION 7 OF THE TELECOMMUNICATIONS ACT 1984.

On behalf of BTCELLNET we hereby give notice pursuant to the Licence granted by the Secretary of State for Trade and Industry under Section 7 of the Telecommunications Act 1984 ("the Licence") of its intention to install permitted development in accordance with Part 24, Class A(a), of the Town and Country Planning (General Permitted Development) Order 1995, as amended. The telecommunications apparatus is listed below: -

A 15m column mast supporting up to 6 No radio antennae and 2 No dish antennae with associated brackets and feeder cabling, with ancillary equipment housing not exceeding 90 cubic meters located at ground level.

AT: Great Lea Farm, Great Lea, Three Mile Cross, Nr Reading, Berkshire.

OS Grid Ref: 470745 167890

Enclosures: Planning Drawings – Ref. No's P/17091/GEN/001, P/17091/GEN002A & P17091/GEN/003A
Prescribed fee: £35
Code of best practice.

All communications about this NOTICE should be made to:

Crown Castle UK Ltd
The Lodge
18-21 Churchgate
Thatcham
Berkshire
RG19 3PN

Quoting reference NH/17091 and marked "For the attention of Nick Hawkes"

CONTACT TEL NO: 01635 866488

DATED THIS 1st DAY OF FEBRUARY 2001

Signed Crown Castle UK Ltd
Crown Castle UK Ltd

FOR AND ON BEHALF OF BTCELLNET

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3. PURPOSE OF DEVELOPMENT

To provide BTCellnet mobile telecommunications coverage to Three Mile Cross and the surrounding road network.

4. THE PROPOSED STRUCTURE (Please enclose a site plan and indicate details of cell boundaries, and whether shared mast/tower or free-standing)

(I) *Type of structure (eg tower, mast, etc)*
Column mast

Overall height 15 metres

Height of existing building (where applicable) N/A metres

(ii) *Equipment housing*

length 3.8 Metres width 2.6 metres height 2.8 metres

(iii) *Materials (as applicable)*
tower/mast etc:- type of material and external colour
Galvanised steel mast, coloured as the Authority deems appropriate.

Equipment housing:- type of material and external colour
Powder coated steel, coloured as the Authority deems appropriate.

(iv) *Location of and distance to nearest residential or commercial property (where applicable)*:-
Please refer to the accompanying plans.

5. DISTANCE FROM AIRFIELD OR AERODROME

Please tick as appropriate

Will the structure be within 3km of an aerodrome or airfield?	YES		NO	✓
Has the Civil Aviation Authority or Secretary of State for Defence (as appropriate) been notified?	YES		NO	✓

Signed Crown Castle UK LTD **Crown Castle UK Ltd**

Date 1 February 2001

On behalf of **BTCellnet**

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HEALTH AND SAFETY STATEMENT

1. In view of the high level of public interest on health and safety associated with mobile phones, the Department of Health set up the Independent Expert Group on Mobile Phones (IEGMP) under Sir William Stewart. The IEGMP undertook a full review of all research on the subject relating to both thermal and non-thermal effects and received oral and written evidence from a large number of interested persons. This included evidence from scientists who have been at the forefront of bringing to public attention potential concerns associated with alleged non-thermal effects, such as headaches, sleep disorders, epilepsy and leukemia.

2. The IEGMP's report was made public on 11 May 2000 and the government published its response on the same day.

3. The main finding of the IEGMP was that the balance of evidence to date suggests exposure to radio frequency radiation within current guidelines issued by the National Radiological Protection Board (NRPB) does not cause adverse health effects to the general population; but more research should be undertaken.

4. In the light of this finding, a precautionary approach was recommended, as encapsulated in the recommendations of the IEGMP. In its response, the government has accepted that a precautionary approach should be adopted as recommended by the IEGMP.

5. Further clarification about this was provided in a circular letter sent on 29 June 2000 by the Minister for Housing and Planning. The Minister indicated that whilst the government is presently reviewing planning policy and related guidance, for the time being the current legislative arrangements and policy guidance apply.

6. Currently, existing health and safety legislation falls under the responsibility of the Health and Safety Executive (the HSE), and through this public safety issues associated with radio emissions are regulated. The HSE obtains specialist advice from the National Radiological Protection Board (the NRPB). As a consequence, paragraph 37 of PPG 8 clearly indicates that radiation safety is a matter for the HSE. This applies therefore the usual principle of non-duplication between controls.

7. **The Minister's letter went on to clarify that the recent report of the Independent Expert Group on Mobile Phones (IEGMP) does not recommend a ban or moratorium on the construction of mobile phone masts and the government has no plans to introduce one.**

8. **The Minister's letter clarifies further that although the IEGMP recommended a precautionary approach that does not mean that individual local authorities should introduce their own precautionary policies.**

9. Hence, the Minister indicated that provided the International Commission for Non-Ionizing Radiation Protection (ICNIRP) guidelines will be met, as recommended by

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the IEGMP on a precautionary basis, it should not be necessary for a local planning authority, in processing an application, to consider the health effects further.

10. Under the ICNIRP guidelines there is a requirement for a safety exclusion zone. This will be a maximum of 8.5 metres from the face of the antennas, i.e. projecting at the same height of the antennas at their proposed position on the structure. This will not be accessible to any member of the general public. For employees or contractors visiting the site to work on the structure and/or antennas, clearly defined warning signs and physical barriers will exist to prevent inadvertent access to areas that might be within the ICNIRP threshold.

11. This is illustrated by an independent audit carried out by the National Radiological Protection Board (NRPB) on 17 mobile phone base stations and supplied as evidence to the IEGMP (NRPB Ref: NRPB R321). This found that the highest measured public exposure from radio frequency transmissions was 0.2% of the ICNIRP guidelines, while typical average exposures were 0.002% of the guidelines. The proposed equipment will have the same or very similar operating characteristics as all mobile phone base stations and so will also fall well within the ICNIRP exposure guidelines.

12. Public perception of risk, even if based on unsubstantiated concerns, can be a material planning consideration. However, that is not something to which any weight should be attached, particularly compared to the advice and guidance provided by the HSE and NRPB, the bodies with statutory responsibility. This is clear from the long-standing guidance found in Circular 8/93.

15. This statement therefore provides all the information required under current policy and there are no reasons related to health and safety to prevent the development from going ahead.

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BT Cellnet Policy on RF Exposure Guidelines

As recommended by the report of the Independent Expert Group on Mobile Phones and accepted by Government, BT Cellnet supports the move to international radio frequency (RF) wave exposure guidelines for limiting exposure of the general public, as a precautionary approach.

BT Cellnet will operate Mobile Phone Base Stations in accordance with the International Commission on Non-Ionising Radiation Protection (ICNIRP) RF exposure guidelines as expressed in the European Union Council Recommendation of 12 July 1999 on the limitation of exposure of the general public to electromagnetic fields (0 Hz to 300 GHz).

i.e. BT Cellnet will comply with ICNIRP general public exposure guidelines in areas where the public spend a significant amount of time, and National Radiological Protection Board (NRPB) all-people exposure guidelines in other areas.

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THE BENEFITS OF MODERN TELECOMMUNICATIONS

1. Government policy as indicated in PPG8 is to encourage modern telecommunications as being an essential and beneficial element in the lift of the local community and in the national economy; and of benefiting the environment through reducing the need to travel. Although not mutually exclusive or exhaustive, an illustration of common benefits is set out below under three categories:

    - Local benefits.
    - Contribution to sustainability.
    - Contribution to national economy.

The Local Benefits

2. The ability of local businesses to operate and compete effectively through access to modern communications can help maintain and increase local employment opportunities. This is particularly significant in the rural areas, which even in the best economic times can still suffer from pockets of poor opportunity.

3. Mobile communications are also used by those providing local services, such as doctors, vets, deliverymen and local tradesmen, like electricians and plumbers. Their ability to provide a more responsive and flexible services benefits local communities.

4. Access to mobile communications can also bring about greater personal freedom of movement and convenience. To illustrate this, most people would agree with the following statements:

    - If my car broke down or I was in a road traffic accident, then I would like to be able to call a motoring organisation or the emergency services immediately.
    - If my teenage children were out late at night, I would feel less anxious if I knew they could contact me by telephone wherever they are.
    - If I left my children with a baby-sitter at home or an elderly relative for whom I am caring; I would feel more reassured if they could contact me at any time by telephone, wherever I am.
    - If I was running lat to see someone, or had to change my plans, I would like to be able to contact them to let them know.
    - If I left my home or office and forgot something, I would like someone to contact me to tell me so I could return and pick it up.

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- If I was away from my home or office and had to contact someone urgently or receive an urgent message, I would like to be able to do so immediately.

Contribution to Sustainability

5. Mobile communications includes messaging, faxes and data transference (via the use of modems and computers) and accessibility to them is changing the way, in which we live and work. The next generation of services will like these with video and television services. At its simplest, the creation of local job opportunities and full or part time home working, facilitated through access to modern communications help reduce the need to travel. Likewise, being in constant communication can avoid wasted journeys. For example, a business person travelling between locations by car can receive a message that it is unnecessary to go to one of the planned locations if circumstances change; or faxes or electronic mail can be received or sent, from a car without the person having to return to their office.

6. At its more complex, mobile communications facilitate modern forms of working such as hot desking and hotelling, so reducing and in some cases eliminating the need for office accommodation. AS these modern working practices gain greater hold, so the demand for office accommodation should reduce, and ultimately alleviate the pressure for such development, so making a major contribution to sustainable objectives. In addition, by reducing the number of commuters, the pressure on all forms of transport and the consequential road congestion often experienced during peak hours should be reduced, leading to clear environmental benefits.

Contribution to the National Economy

7. All businesses, from large to small, benefit from modern communications that helps them maintain and attract new business and service contracts in a responsive and competitive manner.

8. In addition, telecommunications is an increasingly important sector of the economy in its own right. Many thousands of people are now employed throughout the UK directly by telecommunications companies; and by companies which specialise in the manufacture of telecommunications equipment, from handsets to radio masts to sophisticated electronic equipment.

9. There are also now many people involved in the sale of mobile communications equipment, often operating from dedicated high street shops.

10. Accessibility to modern communications reductions in the price of calls and customer comfort in using the telephone has also seen the spawning of a range of products and services being sold by way of direct marketing, such as telephone banking and insurance. In turn this has seen the development of a large number of call centres, some employing several hundred people, to the benefit of the particular local economies where they are located.

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11. With over 40 million subscribers, and new subscribers joining by their thousands every week, telecommunications is a key element in society and the economy. Indeed this is recognised in the DTI White Paper Communications Published December 2000 indicates that the telecommunications industry generates revenues of £31 billion, contributing to about 2% of the domestic economy and employs 230,000 people in the UK.

12. The Government's commitment to modern communications continues, as is evident from the recent auction held for the five new licences for the Third Generation or Universal Media Telecommunication Services. When launched these services will fuse a voice, the data handed visual media and will automatically change our working and living and lifestyles.

13. In the Telecommunication Mast Consultation Paper published in July 2000, the Government indicates that one of its core objectives is to make sure that the UK is the best place in the world to carry out electronic business by 2002. It recognises that modern communications is the fundamental bedrock to this. The Communications White Paper seeks to ensure the future regulations of all forms of communications is achieved in a manner consistent with the best public interest of the nation. In short, it seeks to encourage the communications revolution which is dependant upon adequate infrastructure such as new radio mast for is operation.

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HOW THE SYSTEM WORKS

1. The cellular system operated depends upon the development of telecommunications infrastructure. Like all forms of infrastructure, there is an associated degree of environmental disbenefit and with telecommunications this is generally the visual aspects of such development. However, the overall benefits of modern telecommunications, encouraged in the public interest are so great that some local disbenefits are an acknowledged fact of having such systems. That said, planning policy and the operators licences quite rightly seek to ensure the associated disbenefits are kept to an acceptable minimum.

2. This balancing of factors in the public interest is no different from that which applies to other forms of communications infrastructure. For example, it is generally acknowledged that it is beneficial to have a modern and efficient railway system and that is now being encouraged in planning policy as a means of also helping to achieve sustainable and economic objectives in the national interest. That is notwithstanding the environmental disbenefit of operating railways, which includes a significant land take for tracks and stations and the noise, fumes and disruption associated with the operation of services.

3. It is arising out of the special problems and technical needs associated with telecommunications development that installations, which can be visually prominent, are appearing in high numbers throughout the country. These factors are explained in more detail below.

Mobile Communications Networks

4. The rationale behind Mobile Communications Networks is that most communications are between individuals rather than offices or homes, where telephones using conventional landlines are usually found. Thus, when an individual is away from the home or office, communication can be frustrated. With a Mobile Communications Network, an individual can be contacted wherever he or she is, provided that is within an area of adequate coverage.

5. It is this roaming aspect of the system which makes it so flexible and when linked to computer systems so especially versatile. But these features and their associated benefits can only be realised through the development of a comprehensive network. The full development of the Mobile Communications Networks should also allow real choice to customers in providing a genuine alternative to conventional telephones using landlines. Thus operators are required under the terms of their licences to provide both geographical coverage, and to meet the reasonable demands likely to be placed upon their systems. These demands grow and change with time and have large implications on the quality and capacity of the networks.

6. To create the network, cellular technology is used which operates by dividing the country into a series of overlapping cells, which vary in size, depending on likely levels of usage and the topography of the area. To ensure proper mobile communications, the network must form an almost unbroken patchwork of cells over the country.

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7. The cells are operated by a Radio Base Station, to which individual handsets are linked by radio wave transmission. As a mobile subscriber moves from one cell to another the calls will automatically be transferred or "handed over" to ensure continuous communication. If adjoining cells do not overlap then this process of handing over can fail and a call can be dropped, one of the most frustrating aspects of mobile communications.

8. In urban areas, Radio Base Stations can be within 500 metres of each other. Elsewhere spacing can be greater, but even in semi rural areas this can be down to an interval of about 2 or 3 km between sites, and decreasing as the network develops further.

9. In addition to holes in coverage caused by a complete absence of sites or too greater interval, so preventing an overlap of signal, there are often localised problems with coverage in existing cell areas. These can occur through blockage or signal attenuation caused by buildings and trees. Local topography can also cause signals to overshoot areas that then fall into shadows within coverage.

10. Problems with attaining a link to a network can also be experienced through congestion where those trying to make a connection to the network exceed the call handling capacity of a particular cell. This sometimes necessitates the development of additional installations to provide more capacity or the upgrading of existing sites.

Special Needs and Technical Problems

11. Having regard to operational matters, there are four main influences on the choice of siting for new Radio Base Stations.

12. First, at a general level, sites should have the following attributes:

    - They must be capable of being developed.
    - They must have reasonable vehicular access.
    - They must be supplied or capable of being supplied with power.
    - They must offer or be capable of offering a reasonable degree of security.

13. These factors tend to influence localised siting decisions, but second, all new installations must fit into the existing and emerging national network already established. Thus, new Radio Base Stations usually have to be located towards the middle of the area requiring coverage. As the interval between installations has been decreasing, this constraint is becoming more limiting with less flexibility on siting choice.

14. Third, in order to be able to operate effectively the antennae which transmit and receive to and from customers must be situated at a high point in the area requiring coverage, and clear of trees and high buildings which might have the effect of attenuating or even blocking the signal.

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15. Where radio dishes are required, the fourth influence is the need to obtain direct line of sights to corresponding installations on the network. Siting may therefore be guided by the need to avoid an intervening hill or a row of trees which might block the line of sight required, the alternative being an unacceptable tower height to clear such obstacles.

16. It is because of these factors that PPG 8 advises local planning authorities to be aware of the special needs and technical problems of telecommunications development and not to refuse proposals on the basis of policies framed in terms of conventional buildings and land use.

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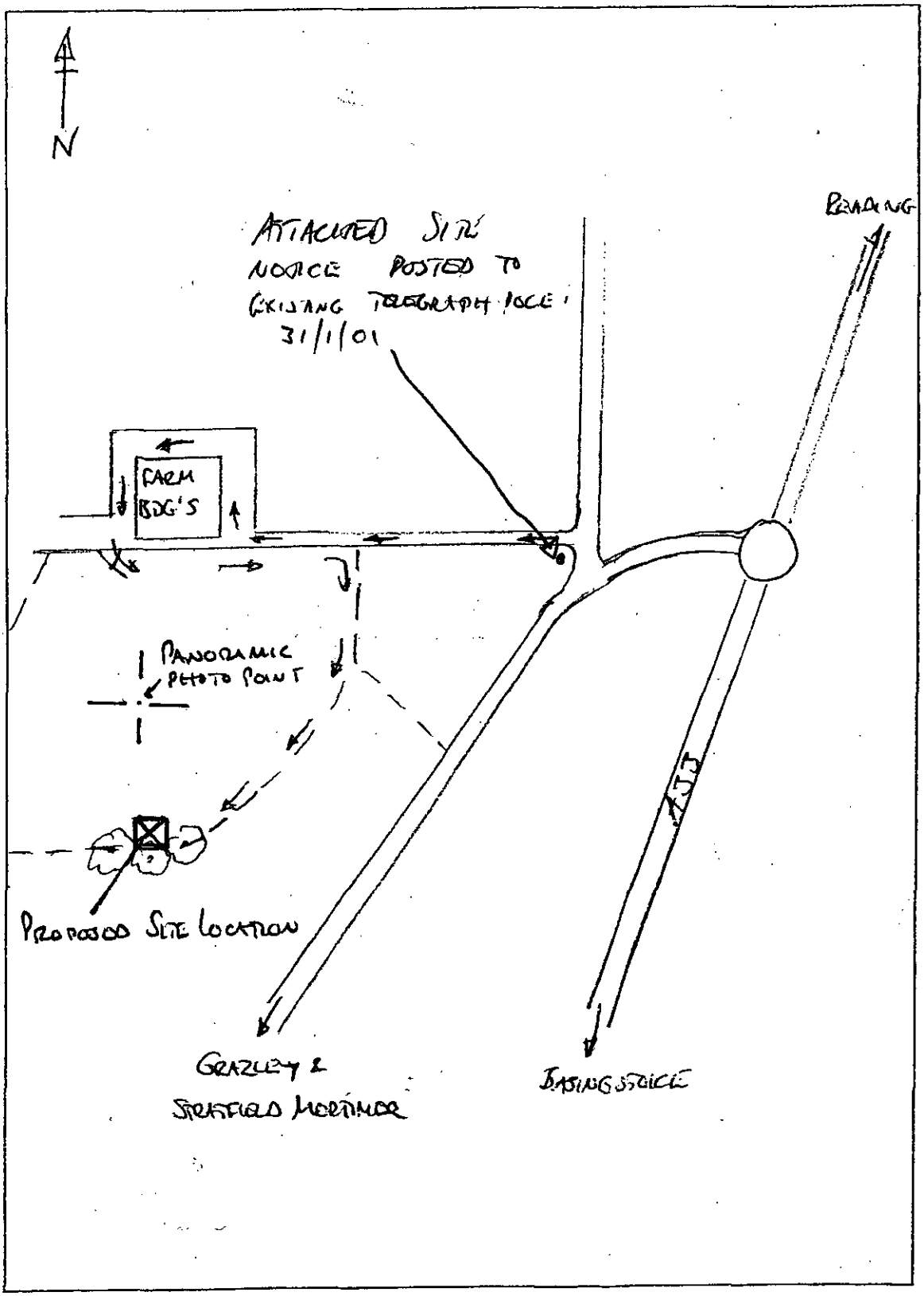
RADIO PROGRAMME

BTcellnet

SKETCH - Detailing proposed location of equipment and antenna.

NB. To be completed for each site option



SITE NOTICE

Proposed Development at: Great Lea Farm, Great Lea, Three Mile Cross, Nr Reading, Berkshire NGR 470745 167890

Crown Castle UK Limited give notice that

on behalf of **BTCellnet**

is applying to Wokingham District Council

under paragraph A.2 (4A) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as amended, for its determination as to whether the prior approval of the authority will be required to the siting and appearance of a 15m Column mast supporting up to 6 No radio antennae, 2 No dish antennae with associated brackets and feeder cabling, with ancillary equipment housing not exceeding 90 cubic meters located at ground level, all within a wooden stock proof fenced compound with planting around.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, as amended Wokingham District Council are allowed 42 days beginning with the date of application to consider whether prior approval will be required to the siting and appearance of the development proposed and, if so, to give or refuse such approval and to serve that decision upon the applicant.

Members of the public may inspect copies of the application and accompanying plans at the offices of Wokingham District Council and individuals and organisations wishing to make representations about the siting and appearance of the proposed development are invited to forward their views in writing no later than 21 days from the date of this notice to Wokingham District Council, Planning Department, Council Offices, PO Box 157, Wokingham, Berkshire, RG40 1WR clearly stating that comments are being forwarded in relation to the proposed development of a ground based mast at Great Lea Farm, Great Lea, Three Mile Cross, Nr Reading, Berkshire, NGR 470745 167890 our ref 17091/NH.

SIGNED: Crown Castle UK LTD
Crown Castle UK Ltd

On Behalf of: BTCellnet

Dated: 31st January 2001

WORK SHEET FOR : Elaine Connor

Application Number : TL/2001/3280

Applicant : Bt Cellnet C/O Crown Castle UK Ltd.

Location : Great Lea Farm, Great Lea, Three Mile Cross, Reading.

Proposal : Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/02/2001

Earliest Date for Decision : 03/03/2001

Latest Consultation Date/Site Notice Expiry Date : 03/03/2001

This application will have expired on: 16/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: TL/2001/3280

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number TL/2001/3280
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Great Lea Farm Great Lea Three Mile Cross Reading.

APPLICATION NUMBER: TL/2001/3280

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: TL/2001/3280

Proposal:
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

Location:
Great Lea Farm, Great Lea, Three Mile Cross, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when *the application is determined and you will be notified of the decision.*

Head Planning and Transportation

07 February 2001

Tel: (0118) 974 6451

Date:

My ref: TL/2001/3280

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: TL/2001/3280
Great Lea Farm, Great Lea, Three Mile Cross, Reading.
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **TL/2001/3280**
Great Lea Farm, Great Lea, Three Mile Cross, Reading.
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date:

My ref: TL/2001/3280

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: TL/2001/3280
Great Lea Farm, Great Lea, Three Mile Cross, Reading.
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

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APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **TL/2001/3280**
Great Lea Farm, Great Lea, Three Mile Cross, Reading.
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date:

My ref: TL/2001/3280

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: TL/2001/3280
Great Lea Farm, Great Lea, Three Mile Cross, Reading.
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **TL/2001/3280**
Great Lea Farm, Great Lea, Three Mile Cross, Reading.
Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 07 February 2001

Application Number: TL/2001/3280

Proposal: Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing.

Parish: SHINFIELD PARISH

Site Address:
Great Lea Farm, Great Lea, Three Mile Cross, Reading.

Applicant:
Bt Cellnet C/O Crown Castle UK Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

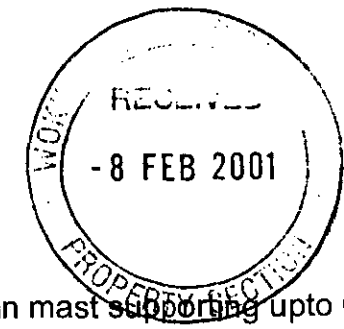
✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins 8/2/01

[redacted] FROM:
Property Dept

TO: [redacted] Elaine Connor



Date: 07 February 2001

Application Number: TL/2001/3280

Proposal: Proposed installation of 15 metre column mast supporting upto 6 radio antennae and 2 dish antennae with ancillary equipment housing..

Site Address:
Great Lea Farm, Great Lea, Three Mile Cross, Reading.

Applicant:
Bt Cellnet C/O Crown Castle UK Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

This section has no objection to the above proposal.

Sarah Hunter
Property Section.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney — My Ref: JRM

To: Elaine Connor, Planning Department — Your Ref:

Date: 19/02/2001

GREAT LEA FARM, GEREAT LEA, SHINFIELD TL/2001/3280

Having considered the Environmental Health implications of the above planning application, I have no objections to planning consent but have the following comments to make in relation to this proposal.

There have been questions raised as to the possibility of adverse health effects from electromagnetic radiation from telecommunication base stations and their positioning in relation to residential development and in particular schools.

The National Radiological Protection Board (NRPB) was established by the Radiological Protection Act 1970 and is responsible for conducting research and providing advice and services for protection against ionising and non-ionising radiation in the U.K. They are continually reviewing the vast body of world-wide research on the subject.

The NRPBs' current advice is that there is no proven human health risk from these installations. This position is confirmed by the Chartered Institute of Environmental Health and pressure groups such as Powerwatch network. There are however countries and areas of the world where precautionary measures have been adopted, e.g. New Zealand Ministry of Education has issued a policy statement preventing cellular phone antennas from being sited at state schools in the future.

Further research is currently being undertaken into possible health implications although to date no definitive statement can be made.

The NRPB have set up an Advisory Group to look into this matter. This Group has concluded, in reference to buffer zones for sensitive developments, that there is neither a clear basis from which to derive a meaningful assessment of risk, nor is there any indication of how putative risk might vary with exposure. Thus there is no scientific justification for seeking to reduce exposure in these situations and that a decision to do so must be based on social and economic rather than scientific grounds.

continued.....

The Chartered Institute of Environmental Health's current policy is as follows:

"The CIEH with regard to overhead and buried high voltage power lines, electricity sub-stations, wind generators, microwave and radio transmitters mobile phone base stations and other similar installations emitting electro magnetic radiation (EMR) in close proximity to dwellings considers:

(a) That the effect on human health based on scientific evidence is insignificant and not proven.

(b) That there is no convincing national or international scientific research linking Electromagnetic Radiation and deterioration in human health.

(c) That a precautionary approach to restricting building or access near such installations (apart from physical safety barriers) cannot be sustained on health grounds alone and if adopted must be based on access, amenity and public acceptability considerations.

(d) That Local Authorities should adopt a policy on how to address questions from the public on Electromagnetic radiation from such sources."

Please contact me if you require further information.

John Mullaney

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

THE OLD VICARAGE
GRAZELEY
BERKSHIRE RG7 1LD
Tel/Fax 0118 988 2644

Ms Elaine Connor
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

(Faxed and Mailed)

5th March 2001

Dear Ms Connor,

Application No.TL/2001/3280: BT CELLNET Telecommunications Installation - Great Lea Farm, Great Lea, Three Mile Cross

The above application has only just come to my attention and I write at the earliest opportunity to record my objection to its exposed location in the middle of open countryside.

There are numerous other more suitable sites in the area, where the visual intrusion of a 15m column mast supporting up to 6 No radio antennae and 2 No dish antennae would be less visually intrusive for local residents.

Yours sincerely,

J M Heggadon

J M HEGGADON

EC

[illegible]NG SERVICES	[illegible]
POL	
[illegible]	[illegible]
[illegible]	
CS	
07 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Wokingham District Council, Environmental Services Department, PO Box 157, Shute End
Wokingham, RG40 1WR

Fax

To:	Mr Roberts	**Tel:**	01635 866488
		Fax:	01635 866471
From:	Elaine Connor	**Tel:**	0118 974 6451
		Fax:	0118 974 6486

Re: Proposed BT Cellnet Telecommunications Installation – Great Lea Farm, Three Mile Cross, Nr Reading, Berkshire

CC:

Number of pages including cover sheet: 2

Date: 8/03/01

Please find attached copy of letter to advise the Local Planning Authority require Prior Approval of this scheme.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 8 March, 2001

My ref: EC/TL/2000/2435

Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr A Roberts
Terracom Estates Ltd
The Lodge
18-21 Church Gate
Thatcham
Newbury
West Berkshire
RG19 3PN

Dear Mr Roberts

RE: PROPOSED INSTALLATION OF 15M COLUMN MAST SUPPORTING UP TO 6 RADIO ANTENNAE AND 2 DISH ANTENNAE WITH ANCILLIARY EQUIPMENT HOUSING

I refer to your notification of the above development at Great Lea Farm, Great Lea, Mereoak Lane.

I write to formally advise you that the Local Planning Authority requires Prior Approval of this scheme, in view of the proximity of the proposed mast to residential properties.

I would be grateful if you would advise me in writing within 7 days of this letter, if you are able to revise the scheme and locate it in alternative location, which would be significantly further away from any residential properties.

Yours sincerely

JOHN MITCHELL

Development Control Manager

* * * COMMUNICATION RESULT REPORT (8.MAR.2001 15:51) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
618	MEMORY TX		901635866471	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 8 March, 2001
My ref: EC/TL/2000/2435
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Yours sincerely

JOHN MITCHELL
Development Control Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL 42 DAYS

Start date: 02 FEB 2001	
Officer: EC	Application No. TL/2001/3280

Map No. ..... Site ...001...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(TL) PROPOSED INSTALLATION OF 15M COLUMN MAST SUPPORTING UPTO 6 RADIO ANTENNAE & 2 DISH ANTENNAE WITH ANCILLARY EQUIPMENT HOUSING

Location: GREAT LEA FARM, Great Lea, MEROAK LANE

Parish: SHINFIELD Ward: Shinfield 22.01 B.

Applicant: B T CELLNET

Fee Received 35-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.2.01 P Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

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.....

NEIGHBOURS: See map

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GT LEA FARM.

E

ADDRESS OFF MEREOAK LANE. PARISH SHINFIELD

(78)

PLOT No. ORD. SHEET No. SU7067 - 7167

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36900	~~(INVALID)~~ MULLWOODS	AGR. BLDGS. TO WAREHOUSE (BE) RETROSPECTIVE.	13.3.91	TP
42837	"	"	15.8.94	REF

DATE OF COMPLETION

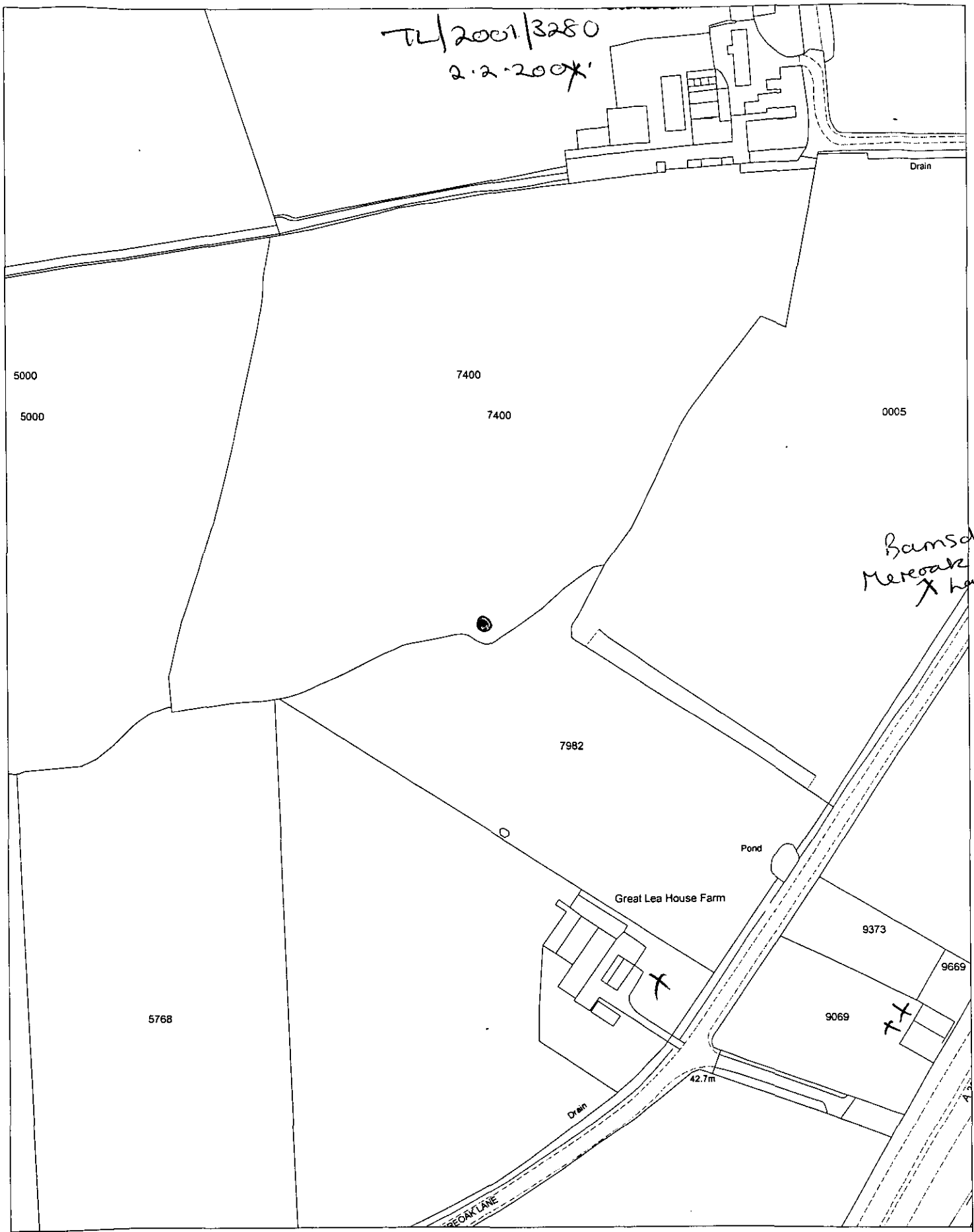
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

TL/2001/3280
2.2.2001



Site Plan, Scale: 1 to 2500

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Date: 5 February 2001

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W E
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